



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
MICHAEL SLATER

The Planning Commission welcomes you to this meeting.

August 20, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** - Approve minutes for meeting of August 6, 2003.
- B. **Communications**
- C. **Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of an appeal of the Planning and Development Director's approval of Variance Application No. V-03-10 and environmental findings, filed by James Leong, for 2.6 acres located at 1101 North Parkway relating to the requirement to remove an over-height, non-conforming sign. *(Continued from meeting of August 6, 2003.)*
 - 1. Environmental Assessment No. V-03-10, determination of initial study to file a Categorical Exemption Class 5.
 - 2. Conditional Use Permit Application No. V-03-10, as described above.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)

- Staff Member: Norman Allinder
- Staff Recommendation: Deny appeal; approve application
- May be considered by City Council

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-02-01, Conditional Use Permit Application No. C-03-133 (major revised exhibit) and environmental findings, filed by Vittorio and Sandra DiCicco for 0.69 acres located at the northwest corner of East Ventura Avenue and South Third Street (3233-3265 East Ventura Avenue).
1. Environmental Assessment No. A-02-01, C-03-133, determination of initial study to file a finding of a Mitigated Negative Declaration.
 2. Plan Amendment Application No. A-02-01, requesting an amendment to the 2025 Fresno General Plan and the Roosevelt Community Plan from office commercial to the general commercial planned land use designation.
 3. Conditional Use Permit Application No. C-03-133 (major revised exhibit) requesting review of proposal to improve an existing small scale commercial center with additional landscaping and exterior site work.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Dages)
 - Staff Member: Donn Beedle
 - Staff Recommendation: Approve
 - Will be considered by City Council
- B. Consideration of Rezone Application No. R-03-32 and environmental findings, filed by Paul Toste, for 0.34 acres located at the northwest corner of North Fresno Street and East Peralta Way.
1. Environmental Assessment No. R-03-32, determination of initial study to file a Finding of Conformance.
 2. Rezone Application No. R-03-32, requesting to rezone the subject property from the R-P (Residential and Professional Office) zone district to the C-P (Administrative and Professional Office) zone district.
 - McLane Community Plan Area
 - Council District 7 (Councilmember Perea)
 - Staff Member: Ed Paz
 - Staff Recommendation: Approve
 - Will be considered by City Council

VIII. NEW MATTERS - (Continued)

- C. Consideration of Vesting Tentative Tract No. 4544/UGM and Rezoning Application No. R-03-28, filed by Lennar Homes, Inc., for the development of 18 acres located on the east side of North Cornelia Avenue between West Shields and West Clinton Avenues.
1. Environmental Assessment No. T-4544, R-03-28, Finding of Conformance with 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130).
 2. Vesting Tentative Tract No. 4544, an 89-lot single family residential subdivision.
 3. Rezone Application No. R-03-28, requesting to rezone the subject property from the R-R (County) zone district to the R-1/UGM zone district.
 - West Area Community Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: David Braun
 - Staff Recommendation: Approve
 - Will be considered by City Council

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT